018.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,255,700 / 1,255,700
					USE VALUE:	1,255,700 / 1,255,700
					ASSESSED:	1,255,700 / 1,255,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		ROANOKE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORCARO WILLIAM A/TRUSTEE
Owner 2:	SWEENEY SUSAN M/TRUSTEE
Owner 3:	PORCARO SWEENEY LIVING TRUST
Street 1:	6 ROANOKE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PORCARO WILLIAM -
Owner 2:	SWEENEY SUSAN -
Street 1:	6 ROANOKE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,584 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Clapboard Exterior and 4430 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7584.000	705,300		550,400	1,255,700
Total Card	0.174	705,300		550,400	1,255,700
Total Parcel	0.174	705,300		550,400	1,255,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.45 | /Parcel: 283.4

Legal Description

User Acct 12391

GIS Ref

GIS Ref

Insp Date 09/06/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	705,400	0	7,584.	550,400	1,255,800	1,255,800	Year End Roll	12/18/2019
2019	101	FV	524,900	0	7,584.	712,300	1,237,200	1,237,200	Year End Roll	1/3/2019
2018	101	FV	524,900	0	7,584.	453,300	978,200	978,200	Year End Roll	12/20/2017
2017	101	FV	524,900	0	7,584.	414,400	939,300	939,300	Year End Roll	1/3/2017
2016	101	FV	550,600	0	7,584.	336,700	887,300	887,300	Year End	1/4/2016
2015	101	FV	528,100	0	7,584.	336,700	864,800	864,800	Year End Roll	12/11/2014
2014	101	FV	185,100	0	7,584.	306,900	492,000	492,000	Year End Roll	12/16/2013
2013	101	FV	185,100	0	7,584.	292,000	477,100	477,100		12/13/2012

!1487!

PRINT

Date	Time
12/10/20	17:04:25

LAST REV

Date	Time
03/29/19	09:43:16

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1487

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORCARO WILLIAM	1502-85		1/3/2017	Convenience	1	No	No		
SMART GIACONDA	1438-74		7/18/2013	Family	1	No	No		
SMART GIACONDA	1336-42		4/23/2007	Family	1	No	No		
SMART ARTHUR W-	1336-41		4/23/2007	Family	1	No	No		
SMART ARTHUR--E	1099-5		8/4/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2013	1702	New Buil	243,000	O				
10/23/2013	1575	Demoliti	20,000	O				
8/14/2007	687	New Wind	3,500					replace porch wind

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2016	Meas/Inspect	DGM	D Mann
8/23/2016	Left Notice	DGM	D Mann
8/23/2016	Entry Denied	DGM	D Mann
8/23/2016	Permit Visit	DGM	D Mann
5/19/2014	Measured	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
3/3/2014	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	294	PATRIOT
10/20/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12391
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7584		Sq. Ft.	Site		0	85.	0.85	2									550,394						550,400	

Total AC/HA: 0.17410 | Total SF/SM: 7584 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 550,394 | Spl Credit | Total: 550,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Beige		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00593221
Const Adj.:	0.98402047
Adj $ / SQ:	123.732
Other Features:	115553
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739273
Depreciation:	34007
Depreciated Total:	705266

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

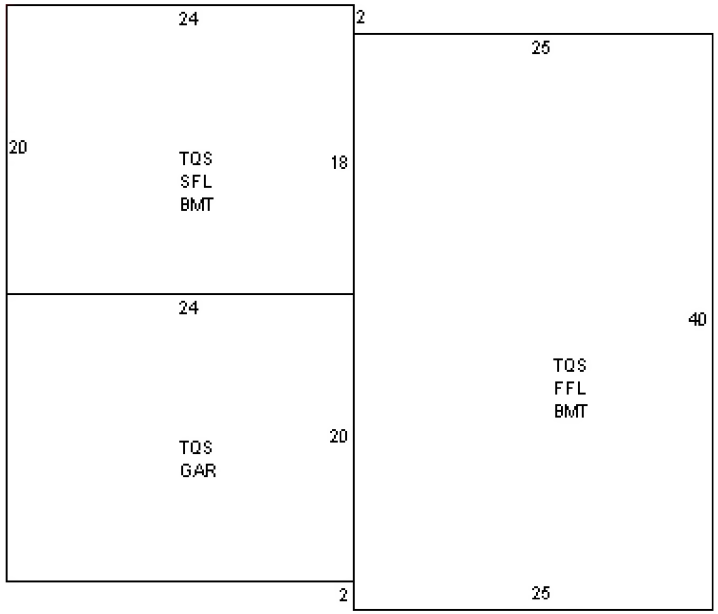
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.72
Special Features:	0	Val/Su Net:	143.65
Final Total:	705300	Val/Su SzAd	239.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,480	81.660	120,862
TQS	3/4 Story	1,470	123.730	181,886
FFL	First Floor	1,000	123.730	123,732
GAR	Garage	480	19.890	9,545
SFL	Second Floor	480	123.730	59,391

Net Sketched Area:	4,910			Total:	495,416
Size Ad	2950	Gross Are	5400	FinArea	4430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	